

Planning Application

For Finance Staff Use Only



Community Development Department
39550 Liberty Street, P.O. Box 5006, Fremont, CA 94537-5006
510 494-4440 information | 510 494-4443 appointments

Case Number: _____

Work Order Number: _____

PART I

APPLICANT - PLEASE PRINT CLEARLY AND FILL IN ALL APPLICABLE SECTIONS

Total Deposit Fee: \$ _____

Project Name:
(one letter per box)

Project Site Address: _____

APN

APN

APN

APN

Project Description(Attach additional sheets if needed):

APPLICANT: *Name and mailing address of person requesting the filing of this application.*

NAME: _____

COMPANY: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE #: _____ FAX#: _____

E-MAIL ADDRESS: _____

SIGNATURE: _____

MAIN CONTACT PERSON: *Person to be contacted other than applicant regarding this application*

☐ ARCHITECT

☐ ENGINEER

☐ TENANT

☐ OTHER _____

NAME: _____

COMPANY: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE #: _____ FAX#: _____

E-MAIL ADDRESS: _____

PROPERTY OWNER AUTHORIZATION:

NAME: _____

COMPANY: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE #: _____ FAX#: _____

E-MAIL ADDRESS: _____

Upon three days prior notice by City of Fremont staff, I shall provide access to the subject site for City officials, staff, their agents, and consultants for the purpose of planning and development application review and inspection. Myself or my agent may accompany such persons while they access the site. If I fail to respond to a request for access within three days, City officials, staff, their agents and consultants are authorized to enter onto the site for such review and inspection.

CHOOSE ONE:

☐ I am the sole owner and hereby authorize the filing of this application

☐ I own the project site jointly with one or more persons and am empowered to authorize the filing of this application on behalf of my fellow property owners; or,

☐ I own the project site in conjunction with one or more persons who are listed with their acknowledgement and authorization for the filing of this application attached for additional property owner authorization/acknowledgements.

SIGNATURE: _____

CASE No: _____

Staff use only

ADM <input type="checkbox"/> PRP *+ \$5,000 <input type="checkbox"/> ZA – new application * \$1,300 <input type="checkbox"/> ZA Amend # _____ * \$ 600 <input type="checkbox"/> Lot Combo + \$ 600 <input type="checkbox"/> Lot Line Adjustment * \$1,600 <input type="checkbox"/> Mod * \$ 200		VAR <input type="checkbox"/> Variance \$1,200 <hr/> ENV <input type="checkbox"/> EIA * \$2,500 <input type="checkbox"/> EIR * \$ _____ <input type="checkbox"/> Consultant Services \$ _____		MIS CASE <input type="checkbox"/> Amusement Device \$ 50 <input type="checkbox"/> Appeals to Planning Commission (Case No. _____) \$ 35 <input type="checkbox"/> Certificate of Compatibility * \$ 100 <input type="checkbox"/> Conditional Use Extension * \$ 350 <input type="checkbox"/> DEX \$ 200 <input type="checkbox"/> HARB - Sign \$ 225 <input type="checkbox"/> Large Family Day Care a Public Hearing required \$ 450 a Public Hearing not required \$ 150 <input type="checkbox"/> Mobile Home Cert. \$ 100 <input type="checkbox"/> Modification of Subdivision Regs. \$ 200 <input type="checkbox"/> ZA Extension \$ 200 <input type="checkbox"/> PSP \$ 225 <input type="checkbox"/> PSP Amend \$ 225 <input type="checkbox"/> TPM Ext. (# _____) * \$ 300	
DES <input type="checkbox"/> DES \$4,000 <input type="checkbox"/> DEM \$1,800 <input type="checkbox"/> DOL \$1,800 <input type="checkbox"/> DEW (Wireless) \$1,300 <input type="checkbox"/> DOSS (Second-Story) \$1,800 <input type="checkbox"/> HARB – Arch. Review *+ \$3,500 <input type="checkbox"/> Prelim. Grading *+ \$1,600 <input type="checkbox"/> Private Street *+ \$ 700		PUD <input type="checkbox"/> PUD – new application *+ \$2,500 <input type="checkbox"/> PUD Amend *+ \$3,000 <hr/> GEN <input type="checkbox"/> GPA *+ \$2,400 <input type="checkbox"/> Finding - Land Use (Gen. Pl.) *+ \$2,000 <hr/> DEV <input type="checkbox"/> Development Agreement \$1,450 <input type="checkbox"/> Dev. Agreement Annual Review \$ 500			
USE <input type="checkbox"/> Use Permit – new application *+ \$4,100 <input type="checkbox"/> Use Permit Amend *+ \$2,400 <input type="checkbox"/> Finding – Architecture/Site *+ \$4,000		ANX <input type="checkbox"/> Ag Preserve: Cancel. *+ \$1,900 <input type="checkbox"/> Ag. Preserve: New Contract *+ \$1,900		PLN DEPOSIT FEE SUBTOTAL \$ _____ MIS FLAT FEE SUBTOTAL \$ _____	
REZ <input type="checkbox"/> Plan. District <input type="checkbox"/> Preliminary *+ \$6,000 <input type="checkbox"/> Precise *+ \$6,000 <input type="checkbox"/> Prelim. & Precise *+ \$12,000 <input type="checkbox"/> Maj. Amend # _____ *+ \$3,000 <input type="checkbox"/> Min. Amend # _____ *+ \$1,500 <input type="checkbox"/> Rezoning *+ \$1,000 <input type="checkbox"/> Zoning Text Amendment *+ \$1,600		OTHER <input type="checkbox"/> Certificate of Compliance * \$1,000 <input type="checkbox"/> Easement Abandonment * \$2,000 <input type="checkbox"/> Street Abandonment * \$1,900 <input type="checkbox"/> (Vest or Non-Vest) Tentative Parcel Map No. _____ * \$4,000 <input type="checkbox"/> (Vest or Non-Vest) Tentative Tract Map No. _____ * \$4,800 <input type="checkbox"/> Tentative Tract Extension Map No. _____ * \$1,800 <input type="checkbox"/> (OR LIST) _____ _____ \$ _____		TOTAL DEPOSITS AND/OR FLAT FEES \$ _____	
				MEETING CODES: * = CTCC Meeting recommended + = Applicant Meeting recommended	

PREVIOUS ACTIONS AND APPLICATION FILE NUMBERS: _____

COMMENTS: _____

ABOVE TOE OF HILL? ☐ YES ☐ NO _____

ATLAS PAGE: 5 _____ -C - 3 _____	REVIEWED BY: <input type="checkbox"/> ADMIN <input type="checkbox"/> CDD <input type="checkbox"/> PD <input type="checkbox"/> ZA <input type="checkbox"/> HARB <input type="checkbox"/> PC <input type="checkbox"/> CC	REC. DATE: _____ / _____ / _____ BY: _____
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NOTIFICATION REQUIRED? <input type="checkbox"/> YES <input type="checkbox"/> NO	BUFFER DISTANCE: _____ <input type="checkbox"/> FEET <input type="checkbox"/> MILE	PROJECT MANAGER: _____
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Reimbursement Agreement

CASE NO. _____

PART II

I, _____, the undersigned billing party, am depositing \$ _____ to cover staff review, coordination and processing costs based on real time expended. I understand and agree to the following conditions of this agreement:

1. Staff time from some City of Fremont departments spent processing my request will be billed against the deposit fee. ***"Staff time" includes, but is not limited to, time spent reviewing application materials; site visits; responding by phone or in writing to inquiries from the applicant, the applicant's representatives, neighbors, interested parties; attendance and participation at meetings and public hearings; preparation of staff reports and other correspondence; and engineering, landscape and planning construction inspections for compliance with approved plans.***
2. This deposit typically covers only a portion of the total processing costs. Actual costs for staff time are based on individual hourly rates and service/material costs such as publication and postage. These costs apply even if the application is withdrawn or not approved. **In the likely event that costs exceed the deposit, I will receive periodic invoices payable upon receipt. Unpaid invoices will be considered late after 30 days.** Invoices are sent to the designated billing party on a:
 - a. **monthly** basis when the deposit has been exceeded by \$500.00.
 - b. **quarterly** basis when the deposit has been exceeded by \$100.00 or more. Amounts under \$100.00 are not billed until the project has been completed (see item 5 below).
3. I may, in writing, request a further breakdown of billed charges, but such a request is independent of the payment time frames. Pursuant the procedures specified in City Council resolution No. 2010-23, I have the right to appeal any determination or action taken by City staff in connection with administering my deposit.
4. Nonpayment of billed charges may result in any of the following actions until outstanding charges are paid in full:
 - a. Temporary cessation of processing my application;
 - b. Withholding final action on my application;
 - c. Cessation of work on all project-related applications and actions including any engineering, landscape or planning inspection of the work;
 - d. A determination that my application has been withdrawal without prejudice and closure of my file;
 - e. Outstanding invoices being sent to a City-designated collection agency;
 - f. Withholding of any approval documentation/subsequent processing of entitlements until full payment is received.
5. I authorize the City to offset any shortages in another account(s) on the same application or in any other accounts I might have with the City with excess funds from this account.
6. When the project has been completed and the final cost exceeds deposit fee by more than \$15.00, a final invoice will be sent; **and I will pay the difference.** Final costs at or under \$15.00 will not be invoiced. When the final cost is less than the deposit fee, the unused portion of the deposit will be refunded to me.
7. I agree to pay the City of Fremont the cost of placing a legal advertisement (if one is required) in a newspaper of general circulation as required by state law and local ordinance.

PART II (REIMBURSEMENT AGREEMENT)

8. The City of Fremont may refer my application to outside consultants for the completion of site specific environmental or technical analyses/studies and/or may submit any study submitted with my application to an outside consultant for peer review. Should this type of work be necessary, I will be notified of the scope and cost of the work. I understand that the City of Fremont will set up a separate trust account to pay for this work. Consultant fees are separate and in addition to City deposit fees and shall be paid prior to the commencement of work by the consultant. Selection of the consultant is at the sole discretion of the City, but is typically based upon completeness of the proposal, followed by lowest price and/or expedient timeframe for completion of work.
9. I agree to pay all staff costs related to condition compliance/mitigation monitoring as specified in any conditions of approval for my permit/entitlement.
10. Upon project approval, I agree to pay the established Alameda County Clerk Recorder the environmental document filing fees (\$50.00 as of January 1, 2010).
11. FISH AND GAME REVIEW FEES for discretionary permits and legislative amendments: I further understand that the City of Fremont, or the State Office of Planning and Research, may refer my application and/or any applicable environmental document for my project to the California Department of Fish and Game for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this referral occur, I understand that I must pay all fees as required by Section 711.4 of the Fish and Game Code (\$2,010.25 for Negative Declarations/Mitigated Negative Declarations or \$2,792.25 for Environmental Impact Reports, as of January 1, 2010). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Alameda County Clerk, to the Planning Division prior to any legal notifications regarding public hearings before the decision making body on my application.

Name of Billing Party
(Please print)

Phone Number:

Name of Company or Corporation (if applicable):

If a corporation, please attach a list of the names and titles of corporate officers authorized to act on behalf of the corporation.

Mailing Address

CITY, STATE and ZIP CODE

Signature:*

Date:

***ATTENTION: The billing party (or Corporation principal) will be held responsible for all charges.**

Consultant List

CASE NO. _____

PART III

Have consultants been identified to assist with this project?

- ☐ No
☐ Yes (if yes, please list the consultants below)

By: _____
Name of Person Completing this Form Capacity Date

Consultants include, but are not limited to, architects, designers, contractors, landscape architects, engineers, planners, real estate agents, and environmental consultants. It is important this form be filled out completely. It enables members of the City Council, Planning Commission and staff to avoid potential conflicts of interest, which could otherwise invalidate your project's approval.

Name: _____ Capacity: _____
Company: _____ Phone No.: _____
Address: _____

Name: _____ Capacity: _____
Company: _____ Phone No.: _____
Address: _____

Name: _____ Capacity: _____
Company: _____ Phone No.: _____
Address: _____

Name: _____ Capacity: _____
Company: _____ Phone No.: _____
Address: _____

If more room is necessary, you may complete and attach additional copies of this form.

Hazardous Waste and Substances Statement**CASE NO.** _____**PART IV**

Pursuant to California Government Code Section 65962.5 (AB 3750 – Cortese)

Government Code Section 65962.5 requires that “before a lead agency accepts as complete an application for any development project, ...the applicant shall consult the [Cortese] list and shall submit a signed statement...indicating whether the project and any alternatives are located on a site that is included on [the list].” This form is provided for that purpose.

TO: Community Development Department
City of Fremont
P.O. Box 5006
Fremont, CA 94537

I have consulted the current Hazardous Waste and Substances Sites List, consolidated by the California Environmental Protection Agency pursuant to Government Code Section 65962.5 at <http://www.calepa.ca.gov/SiteCleanup/CorteseList/> and yearly printed by the City of Fremont available online at www.fremont.gov or available at the Development Center, regarding the development project application herewith submitted.

Based on my consultation, the location of the project, shown below,

() IS () IS NOT

on a site which is included on the attached most recent Hazardous Waste and Substances Sites List.

Project location:

If located on such a site, print the sources of that information as shown on the list:

I declare under penalty of perjury that the foregoing is true. Executed this

_____ day of _____, 20_____, in _____
(date) (month) (year) (city and state)

X _____

Signature of applicant (or agent)

Print applicant name, with agent name and title, if any



Affordable Housing Plan Proposal

Applicability: Residential projects containing two or more net new living units or residential lots, or a combination of living units and residential lots, are required to provide the affordable housing per Fremont Municipal Code Title 8, Chapter 2, Article 21.7, Affordable Housing. Compliance with the affordable housing ordinance can be achieved through the basic requirement or, if approved, use of an alternative to the basic requirement. Below, identify how the residential project proposes to comply with the affordable housing ordinance by placing a “✓” in the appropriate section.

Basic Requirement: The affordable housing obligation is achieved differently for for-sale and rental residential projects, as described below:

_____ *For-sale projects:* For projects deemed complete by December 31, 2014, at least 15% of all living units in any for-sale residential project shall be made available at affordable cost to moderate income households. Effective January 1, 2015, the project’s affordable requirement increases to 20% of all living units. (FMC §8-22172(a)(1))

_____ *Rental projects:* Rental projects not receiving any City assistance comply with the affordable housing obligation through payment of the affordable housing impact fee. (FMC §8-22172(b)(1))

Alternatives to Basic Requirement: If one of the allowed alternatives to the basic requirement is proposed, identify the alternative below and describe how the project would comply with the specific FMC requirements for alternatives (FMC §§8-22177(a) through 8-22177(f)).

_____ *Provision of rental units:* Where ownership affordable units are required to comply with the basic requirement, the applicant may construct rental units affordable to moderate, low, and very low income households at rents prescribed in FMC §8-22177(a)(1). (FMC §8-22177(a))

_____ *Off-site construction:* The applicant may propose to construct affordable units on another site. (FMC §8-22177(b))

_____ *Property dedication:* The applicant may propose to dedicate, without cost to the City, property within or contiguous to the residential project sufficient to accommodate at least the required number of affordable units for the residential project. (FMC §8-22177(c))

_____ *Purchase of existing market-rate units:* The applicant may propose to purchase existing market-rate units not subject to any affordability covenants and convert them to affordable housing, or to purchase affordability covenants for existing market-rate units, to provide the required affordable housing. (FMC §8-22177(d))

_____ *Preservation of affordable units at risk of loss:* The applicant may propose to preserve existing affordable units at risk of loss to provide the required affordable housing. (FMC §8-22177(e))

_____ *In-lieu fee payment:* The applicant may pay a fee in-lieu of construction of affordable units on site. (FMC §8-22177(f))

Achievement of Alternative Requirements: If an alternative to the basic requirement is proposed, describe how the requirements for the selected alternative, as described in FMC §§8-22177(a) through 8-22177(f), would be achieved (attach a separate sheet, if needed):

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Signature of Applicant

Date _____

Applicant's Printed Name

Development Statistics

PART V

CASE NO: _____

Please print clearly and fill in all applicable sections

SECTION 1: ZONING AND GENERAL PLAN INFORMATION

- a. What is the property currently designated for:
ZONING: _____
GENERAL PLAN: _____
- b. Are any changes being proposed to either the Zoning or General Plan? ☐ NO ☐ YES. IF YES, list the new Zoning District or, General Plan designation(s) as appropriate --
ZONING: _____ and/or
GENERAL PLAN: _____

SECTION 2: SIZE OF DEVELOPMENT AND NUMBER OF LOTS

- a. What is the total land area of the project site? _____ ☐ SQ. FT./ ☐ ACRES.
- b. How many lots does the project area currently contain? _____ LOTS
- c. Do you propose to subdivide the project site and thereby increase the number of lots? ☐ NO ☐ YES. - If yes, are the total number of lots? _____ lots
- d. Is the site currently vacant? ☐ NO ☐ YES.

SECTION 3: HISTORIC INFORMATION

- a. Were any structures located on the project site constructed prior to 1956? ☐ NO ☐ YES – If YES, when was the structure built?
Year built. _____
- b. How is this structure being used? _____
- c. Describe generally where this structure is located on the project site? _____

- d. Is the site or any of the structures considered to be historically significant? ☐ NO ☐ YES.
- e. What type of historic designation? (check one) ☐ Federal; ☐ State; ☐ Landmark; or, ☐ Local
- f. Is the site or structures known by a particular name? ☐ No ☐ Yes – If Yes, list its name –
☐ Site _____ ☐ Building _____

SECTION 4: EXISTING RESIDENTIAL

- a. Does the project site currently contain any residential dwellings? ☐ NO ☐ YES.
If YES, what is the total number of units? _____ Units.
- b. Indicate the number of units by type: _____ Single Family Detached; _____ Single Family Attached; _____ Townhouses;
_____ Condominiums; _____ Apartments
- c. Are there any existing affordable housing units on the project site? ☐ NO ☐ YES. If YES, how many affordable housing units does the development contain? _____ Affordable Units.

**SECTION 5: NEW RESIDENTIAL:
PROPOSED OR CHANGES TO EXISTING**

- a. Do you propose to increase the number of affordable units? ☐ NO ☐ YES. – If YES, how many units? _____ Affordable units
- b. Do you propose to add any new units to the project site? ☐ NO ☐ YES. If YES, what are the types and number of units:
 _____ Single Family Detached; _____ Single Family Attached; _____ Townhouses; _____ Condominiums; _____ Apartments
- Do you propose to delete any residential units from the project? ☐ NO ☐ YES. If YES, what are the types and number of units:
 Single Family Detached; _____ Single Family Attached; _____ Townhouses; _____ Condo.; _____ Apartments

SECTION 6: RESIDENTIAL PARKING INFORMATION

- a. How many COVERED parking spaces are currently being provided per dwelling unit? _____ spaces
- b. How many UNCOVERED parking spaces per unit? _____ spaces
- c. Given the total amount of parking spaces being provided, list the number of spaces by their types:
- COVERED:** ☐ _____ No. of Standard; ☐ _____ No. of Compact; ☐ _____ No. of Handicapped Van; ☐ _____ No. of Handicapped Car; ☐ _____ No. of Bicycle Spaces; ☐ _____ No. of Motorcycle; ☐ _____ No. of Off-Site; ☐ _____ No. of Other
- UNCOVERED:** ☐ _____ No. of Standard; ☐ _____ No. of Compact; ☐ _____ No. of Handicapped Van; ☐ _____ No. of Handicapped Car; ☐ _____ No. of Bicycle Spaces; ☐ _____ No. of Motorcycle; ☐ _____ No. of Off-Site; ☐ _____ No. of Other
- d. Are any changes being proposed to the number of available parking spaces? ☐ NO; ☐ YES. If YES, will there be an increase or decrease in the total number of spaces. ☐ Increased by _____ spaces; ☐ Decreased by _____ spaces.
- e. Indicate the revised composition:
- COVERED:** ☐ _____ No. of Standard; ☐ _____ No. of Compact; ☐ _____ No. of Handicapped Van; ☐ _____ No. of Handicapped Car; ☐ _____ No. of Bicycle Spaces; ☐ _____ No. of Motorcycle; ☐ _____ No. of Off-Site; ☐ _____ No. of Other
- UNCOVERED:** ☐ _____ No. of Standard; ☐ _____ No. of Compact; ☐ _____ No. of Handicapped Van; ☐ _____ No. of Handicapped Car; ☐ _____ No. of Bicycle Spaces; ☐ _____ No. of Motorcycle; ☐ _____ No. of Off-Site; ☐ _____ No. of Other

SECTION 7: EXISTING NON-RESIDENTIAL

- a. Are there any existing non-residential buildings on the project site? ☐ No ☐ Yes. - If yes, what is the combined total floor area of the buildings _____ Sq. Ft.
- b. Indicate which non-residential uses are currently existing on the project site: ☐ General Office; ☐ Medical Offices/Clinics; ☐ Warehouse; ☐ Retail; ☐ Industrial R&D; ☐ Industrial Speculative Bldg.; ☐ Religious Institutions/Facilities; ☐ Child Day Care; ☐ Hotel/Motel; ☐ Services; ☐ Other
- c. Please provide the following information on existing land uses, where applicable: Number of - ☐ _____ Seats (Religious Institutions, Restaurants); ☐ _____ Children (Child Day Care); ☐ _____ Students (Schools); ☐ _____ Beds (Residential Care Facilities); ☐ _____ Rooms (Hotel/Motel).

**SECTION 8: NEW NON-RESIDENTIAL:
PROPOSED OR CHANGES TO EXISTING**

- a. Are any new land uses being proposed for the project site? ☐ NO ☐ YES. If YES, Indicate which uses are being proposed –
☐ General Office; ☐ Medical Offices/Clinics; ☐ Hotel/Motel; ☐ Retail; ☐ Warehouse; ☐ Services; ☐ Industrial R&D; ☐ Industrial Speculative Bldg.; ☐ Religious Institutions/Facilities; ☐ Child Day Care; ☐ Other
- b. Do you plan to add any new floor area? ☐ NO ☐ YES - If YES, how much additional floor area? : _____ Sq. Ft.
- c. Please provide the following information for the proposed uses, where applicable: Number of - ☐ _____ Seats (Religious Institutions, Restaurants); ☐ _____ Children (Child Day Care); ☐ _____ Students (Schools); ☐ _____ Beds (Residential Care Facilities); ☐ _____ Rooms (Hotel/Motel).
- d. Are any uses being removed/deleted from the site? ☐ NO ☐ YES. If YES, indicate which uses are proposed to be removed/deleted - ☐ General Office; ☐ Medical Offices/Clinics; ☐ Hotel/Motel; ☐ Retail; ☐ Warehouse; ☐ Services; ☐ Industrial R&D; ☐ Industrial Spec Bldg.; ☐ Religious Institutions/Facilities; ☐ Child Day Care; ☐ Other
- e. Do you plan to reducing the amount of floor area devoted for non-residential use? ☐ NO ☐ YES - If YES, what is remaining amount of non-residential floor area? : _____ Sq. Ft. of non-residential use.

SECTION 9: NON-RESIDENTIAL PARKING INFORMATION

- a. What is the total number of parking spaces currently available for the project? _____ Total spaces
- b. Given the number of available spaces, how many are: _____ On-site; _____ Off-site
- c. List the number of existing parking spaces by their types: ☐ _____ No. of Standard; ☐ _____ No. of Compact; ☐ _____ No. of Handicapped Van; ☐ _____ No. of Handicapped Car; ☐ _____ No. of Bicycle Spaces; ☐ _____ No. of Motorcycle; ☐ _____ No. of Off-Site; ☐ _____ No. of Other
- d. Are any changes being proposed to the number of available parking spaces? ☐ NO; ☐ YES. If YES, will there be an increase or a decrease in the total number of spaces. ☐ Increased by _____ spaces; ☐ Decreased by _____ spaces.
- e. Indicate the revised composition: : ☐ _____ No. of Standard; ☐ _____ No. of Compact; ☐ _____ No. of Handicapped Van; ☐ _____ No. of Handicapped Car; ☐ _____ No. of Bicycle Spaces; ☐ _____ No. of Motorcycle; ☐ _____ No. of Off-Site ☐ _____ No. of Other _____